

DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE
(Testate)
Maine Statutory Short Form

Know all Men by these Presents,

002745

That

BRUCE D. BOUFFARD

of Winslow, County of Kennebec, State of Maine

duly appointed and acting personal representative of the estate of Carleton H. Cote

deceased, whose will was duly admitted to probate in the Probate Court for the County of Kennebec

Maine, by the power conferred by law, and every other power, (in distribution of the estate) grants to

BRUCE D. BOUFFARD

of Winslow, County of Kennebec,

State of Maine, whose mailing address is

34 Whipple Street, Winslow, Maine 04901

being the person(s) entitled to distribution, the real property in Waterville

County of Kennebec, State of Maine, described as follows:

Land and buildings identified as Numbers 1 and 5 Clark Street and on the City Tax Maps as Map 33 Lot 80 and Map 34 Lot 21 and further identified as follows:

Parcel I - Beginning at a stone monument in the south line of Grove Street at the intersection with Clark Street in the City of Waterville; thence easterly in the southerly line of Grove Street to a post set in the ground at the north-west corner of land formerly of Albert Maheu, now or formerly of Marian Maheu; thence southerly in the westerly line of said Marian Maheu about eight (8) rods to the center of a large cedar post at the southwest corner of said Maheu lot; thence westerly in the northerly line of the hereinafter described parcel of land marked Parcel II to an iron pin in the easterly line of Clark Street; thence northerly in the easterly line of Clark Street to the point of beginning, and

Parcel II - Beginning in the east line of Clark Street in said Waterville at a point twelve and one half (12½) feet southerly of a stone monument which is about one hundred twenty (120) feet southerly, measuring on said Clark Street, of the south line of Grove Street; thence easterly in a direct line about sixty four (64) feet to the center of a large cedar post in the southwest corner of the Marian Maheu lot; thence easterly in the southerly line of Marian Maheu's lot to land conveyed by E. R. Drummond to Augustus Carey in June of 1913; thence southerly in the westerly line of land of Lester Boulette, to land now or formerly of Carleton and Lorette Cote; thence westerly on said Cote's northerly line to the east line of said Clark Street at a stone monument set in the ground; thence northerly in the east line of Clark Street about one hundred and twenty (120) feet to the point begun at.

Any and all buildings on above two parcels are included in this deed.

Parcel III - All interest in real estate known and designated as Land and House 5 Clark Street and Land of Drummond Clark Street in said City of Waterville Maine and meaning and intending to release and quitclaim the interest of the said City acquired by tax deeds recorded in Kennebec County Registry of Deeds in Book 646 Page 528 and Book 646 Page 527, deeded to David Cote by the City of Waterville on November 17, 1938 and recorded in said Registry in Book 2234 Page 10. This conveyance also includes any buildings on said parcel of land.

David Cote died testate leaving all to his wife Maud Cote. Maud Cote died testate leaving all the property to her son for life and then to her daughter Rhea Bouffard if living; her daughter predeceased her son Carleton and therefore the property went to her grandson under her will, Bruce D. Bouffard, upon Carleton's death. However, on July 31, 1979, the said Bouffard conveyed Parcels One and Two to his uncle, Carleton H. Cote recorded in said Registry in Book 2230 Page 292. This Deed returns the first two parcels to Bruce D. Bouffard and confirms his ownership in Parcel III in which he was remainderman under the will of his grandmother, Maud Cote.

Witness my hand and seal this first day of
February, 19 93

Signed, Sealed and Delivered
in presence of

[Signature]

[Signature]
BRUCE D. BOUFFARD

State of Maine, County of Kennebec ss. February 1, 19 93

Then personally appeared the above named Bruce D. Bouffard

in his said capacity and acknowledged the foregoing instrument to be his free act and deed.



Before me,

[Signature]
Notary Public
Attorney at Law

RECEIVED KENNEBEC SS. Printed Name Cyril M. Joly Jr.

1993 FEB -5 PM 2:18

ATTEST: *[Signature]*
REGISTER OF DEEDS